



GREEN BUILDING ORDINANCE FOR RESIDENTIAL

PLANNING & BUILDING DEPARTMENT • COUNTY OF SAN LUIS OBISPO
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In August of 2012 the County of San Luis Obispo Board of Supervisors adopted local changes to Title 19, the County Building and Construction Code.

These changes activated extra requirements to the California Green Building Code ([CAL Green](#)). The following extra requirements go into effect on January 1, 2013 for RESIDENTIAL Construction:

Home Energy Rating for additions and remodels > \$10,000

If your permit valuation is \$10,000 or more you will be required to hire a **Home Energy Rating System** (HERS) rater to perform a Home Energy Rating prior to construction completion. Adding over 168 sq.ft. or remodeling over 200 sq. ft. in your existing house will result in a permit valuation over \$10,000. If you are just changing out kitchen fixtures, we normally just charge for the fixtures and circuits.

To find companies that perform HERS ratings go to the https://www.calcerts.com/Rater_Directory_new.cfm and <http://www.cabec.org/professionHERSR.php> websites.

If you are looking to build with energy efficiency in mind, you might qualify for many financing, rebates, and incentives through the following energy efficiency programs:

http://www.slocounty.ca.gov/planning/environmental/energywatch/energy_sfr.htm
https://energyupgradeca.org/county/san_luis_obispo/overview

To find a list of contractors and raters approved by Pacific Gas & Electric and Southern California Gas Company please go to:

https://energyupgradeca.org/county/san_luis_obispo/contractor_rater_overview

We strongly recommend that you do the Home Energy Rating (\$400-\$600) prior to the application process in order to help you decide the best way to spend your remodeling dollars and get the most rebates from the utility companies.

Retrofit Existing Water Fixtures

For alterations or additions with a permit valuation over \$10,000.00: Any existing fixtures that exceed the thresholds in the water use baseline table below shall be brought up to CAL Green mandatory requirements:

Fixture Type	Maximum Flow Rate
Showerheads	2.5 gpm @ 80 psi
Lavatory faucets nonresidential	0.5 gpm @ 60 psi
Lavatory faucets residential	2.2 gpm @ 60 psi
Kitchen faucets	2.2 gpm @ 60 psi
Water Closets	1.6 gallons/flush
Urinals	1.0 gallons/flush**

** In Nipomo and Los Osos **waterless** urinals are required.

Green Building Checklist for homes < 2,500 sf

New homes 2,500 SF or less, shall submit a green building checklist to include on the building plans one of the following (no additional third party inspection is required for section 19.08.040 C, verification of these requirements shall be completed by the County Planning and Building Department):

1. **Green Point Rated, achieving a minimum of 75 points.** The project is not required to exceed current Title 24 Part 6 energy requirements as a part of this checklist. (<http://www.builditgreen.org/guidelines--checklists/>)
2. **LEED(Leadership in Energy and Environmental Design) for Homes achieving a minimum of 40 Points.** The project is not required to exceed current Title 24 Part 6 energy requirements as a part of this checklist. (<http://new.usgbc.org/>)
3. **CAL Green Tier 1.** The project is not required to exceed current Title 24 Part 6 energy requirements as a part of this checklist. (<http://www.bsc.ca.gov/home/calgreen.aspx>)

Third Party Verification for homes > 2,500 sf

New homes greater than 2,500 SF shall complete third party verified certification (you will have to hire a third party certification service). Certification shall include one of the following, including exceeding the 2010 Title 24 Part 6 energy requirements by a minimum of 15%: (a \$500 incentive plan check credit is available)

1. of Green Point Rated with 75 points minimum (<http://www.builditgreen.org/guidelines--checklists/>); or
2. LEED for Homes Certified. (<http://new.usgbc.org/>)

Outdoor Water Requirements

Outdoor Water: New Construction shall comply with CAL Green Tier 1 for outdoor water requirements. This means a Landscaping and Irrigation Plan is required with your new house.

Cal Green Mandatory Measures: (With Tier 1 required this becomes mandatory)

4.304.1 Irrigation controllers. Automatic irrigation system controllers for landscaping provided by the builder and installed at the time of final inspection shall comply with the following:

1. Controllers shall be weather- or soil moisture-based controllers that automatically adjust irrigation in response to changes in plants' needs as weather conditions change.
2. Weather-based controllers without integral rain sensors or communication systems that account for local rainfall shall have a separate wired or wireless rain sensor which connects or communicates with the controller(s). Soil moisture-based controllers are not required to have rain sensor input.

Cal Green Tier I :

A4.304.1 Install a low-water consumption irrigation system which minimizes the use of spray type heads.

A4.304.2 A rainwater capture, storage and re-use system is designed and installed. (*optional*)

A4.304.3 A water budget shall be developed for landscape irrigation. (*optional*)

A4.304.4 Provide water efficient landscape irrigation design that reduces the use of potable water; does not exceed 65 percent of *ETo* times the landscape area.

REFERENCE EVAPOTRANSPIRATION (*ETo*). The estimated rate of evapotranspiration from a standardized surface of well watered, actively growing cool season turfgrass clipped to 12 cm with sufficient density to fully shade the soil. The water needs of a landscape planting can be calculated by multiplying the Landscape Coefficient (*Ki*) and Reference Evapotranspiration (*ETo*).